

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/02524/FULL6

Ward:
Shortlands

Address : 48 Elwill Way Beckenham BR3 6RZ

OS Grid Ref: E: 538673 N: 168234

Applicant : Mr Richard Pereira

Objections : YES

Description of Development:

Two storey front/side and rear extensions and roof alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposal is for a two storey front/side and two storey rear extension and alterations to roof of this detached property.

The two storey front/side extension, wraps around the front north western corner of the property and projects approx.1.2m beyond the existing north western flank elevation. At the narrowest point, a side space of approx. 1.2m is maintained between the proposed extension and the boundary of the property with No.46. This increases to approx. 1.55m at the point of the extension that will be in line with the front elevation of the property. A window is proposed at first floor level in the north western flank elevation of the extension.

The two storey rear element of the proposal has a width of approx. 10.3m and depth of approx. 3.9m from the original rear elevation of the property, although it is noted that the footprint of the existing single storey rear extension will fall within the envelope of the proposed extension. The proposed extension is set in from the boundary with No.46 by approx. 1.85m at the narrowest point and from the boundary with No.50 by approx. 1.4m. An enclosed balcony is included at first floor level.

An additional window is also proposed at first floor level on the original eastern flank elevation of the property.

The roof of the building will be substantially remodelled to accommodate the proposed additions to the property. As a result, the height of the building will increase from approx. 7.9m to 8.7m.

The plans do not show any accommodation being provided in the roofspace.

Location

The site is located on the south side of Elwill Way within the Park Langley Area of Special Residential Character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- two local residents have expressed concerns about the prospect that the property may be turned into a Dr's surgery and the impact that this might have on traffic - the applicant is a dentist and has confirmed in writing that it is not his intention to use the property for this purpose.
- an objection has been received from the occupier of No.46 Elwill Way in respect of the two storey front/side extension, its proximity to No. 46 and the impact that it will have on the amount of light entering the living room of No. 46.

A letter has also been received from the Park Langley Residents Association (PLRA), which highlights the fact that the proposed extension should not only comply with Unitary Development Plan (UDP) policies, but also with the Design Guide for the Park Langley Area of Special Residential Character (ASRC). The PLRA draws attention to Section 3 of the Design Guide which states that to maintain harmony of design, "it is important to ensure that extensions and alterations respect the design and materials of the original building". New developments must relate well to the immediate location and the general character of the area. "The green and spacious aspect of the area needs to be protected by careful consideration of proposals that affect the setting of houses such as the erosion of side space between dwellings". The Guide also states that issues such as the scale of new developments will be assessed in terms of their effect on neighbouring properties and on local residential character.

The PLRA questions whether the proposal can be considered to be consistent with planning policy as outlined in the Guide or whether it represents an over-development impacting adversely on the quality and character of the ASRC to an unacceptable extent.

Comments from Consultees

Highways - No objections to the proposals

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H10 Areas of Special Residential Character
- H9 Side Space

Park Langley Area of Special Residential Character Design Guide

Side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough.

Any proposal will generally be expected to provide side spaces consistent with the standard already existing in the neighbourhood.

Planning History

There is no relevant planning history on the site.

The property has a single storey rear extension that it is assumed was constructed under permitted development.

Conclusions

The main issues relating to the application are the impact of the proposals on the streetscene, ASRC and the amenities of the occupiers of the surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The two storey front/side extension, wraps around the front north western corner of the property giving the property a continuous rather than stepped front elevation. The proposal will therefore significantly change the appearance of the dwelling.

The adjoining owner has expressed concerns about the proximity of the two storey side element of the proposal to No.46 and its impact in terms of loss of light to his living room. A side space of 1.55m is provided in line with the front elevation of the building, tapering to 1.2m at the narrowest point. As a result of the overall separation between No.48 and No.46 Elwill Way it is considered that the proposed extension is unlikely to have any material impact on No.46 in terms of loss of light or residential amenities.

Policy H10 of the UDP states that applications for development in ASRCs will be required to respect and complement the established and individual qualities of the

individual areas. The PLRA Design Guide indicates that "side extensions between properties of two storeys or more will, in many cases, be expected to provide more than the 1m minimum standard laid down for residential development in the borough".

The Council would normally seek a sidespace of 1.5m for the full length of the flank elevation in respect of two storey extensions in an ASRC (although this figure is not specifically referred to in the Council Policy). Whilst this is not achieved for the full length of the flank elevation of the two storey front/side extension, due to the fact that a 1.55m side space is achieved at the front elevation of the property and this tapers gradually to the rear, it is considered that this will be barely perceptible when viewed from the road and will not result in a material reduction in spatial standards or be detrimental to the streetscene or the wider objectives of the ASRC. This issue requires careful consideration by Members, but on balance, the level of side space proposed is considered adequate in this case.

The applicant has drawn attention to a number of other properties in the road where he considers that a side space of below 1.5m has been provided. The first is No.46 Elwill Way. The applicant indicates that the side space in respect of No.46 tapers to 1.2m. A review of the planning history for No.46 indicates that planning permission (ref. 81/0469) was granted for a first floor rear and single storey rear extension May 1981. Planning permission was also granted for a single storey building in May 1982. There is no other recent planning history on the site.

The applicant also draws attention to the level of side space (1m) at No.70 Elwill Way. A planning application (ref. 10/03671) for a part one/two storey rear/side extension and other alterations to the building was refused planning permission by the Council in March 2001 on the grounds that the proposed two storey rear extension by reason of its proximity to the flank boundary of the site, would constitute a cramped form of development detrimental to the spatial standards of the Area of Special Residential Character and contrary to Policies H9 and H10 of the Unitary Development Plan. The application was later granted at appeal under ref. APP/G5180/D/11/2151867. In granting the appeal the Inspector highlighted that the first floor element of the new addition would be set back from the front of No.70 and by 1m from the shared boundary with No.68. Due to the set back and of the two storey element from the front elevation of the property, the circumstances in this case are considered to be materially different from the position in respect of the application at 48 Elwill Way.

In terms of the two storey rear element of the proposal, this will not be visible from the road and will therefore have no impact on the character of the ASRC or the streetscene. In terms of the impact of this proposal on the amenities of the adjoining properties, the proposal will have a rearward projection of 3.8m (approx) and is set in approx. 1.4m from the boundary with No.50 and approx. 1.8m from the boundary with No.46. It is also noted that No.50 has an existing two storey extension that was granted planning permission in 2007 (ref. 07/02249) and subsequently amended in 2008 (ref. 08/00616). The level of amenity space that is retained around the building is such that the proposal will not be materially detrimental to the visual or residential amenities of the occupiers of the adjoining properties.

ACC01R Reason C01

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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